063.A	0006	0002.E	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	780,700	/	780,700
USE VALUE:	780,700	/	780,700
ASSESSED:	780,700	/	780,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25	-27	PRESCOTT ST, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1:	VAN PARYS BART & JULIA
Owner 2:	
Owner 3:	
Street 1:	27 PRESCOTT ST UNIT 1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GESTA STEPHANE & SARAH -
Owner 2:	-
Street 1:	27 PRESCOTT STREET #1
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 1998, having primarily Clapboard Exterior and 2118 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	780,700			780,700
Total Card	0.000	780,700			780,700
Total Parcel	0.000	780,700			780,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 368.60 | /Parcel: 368.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	200162
GIS Ref	
GIS Ref	
Insp Date	07/19/18

!5539!

PREVIOUS ASSESSMENT

Parcel ID: 063.A-0006-0002.E

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	767,100	0	.		767,100	767,100	Year End Roll	12/18/2019
2019	102	FV	671,800	0	.		671,800	671,800	Year End Roll	1/3/2019
2018	102	FV	612,400	0	.		612,400	612,400	Year End Roll	12/20/2017
2017	102	FV	550,500	0	.		550,500	550,500	Year End Roll	1/3/2017
2016	102	FV	550,500	0	.		550,500	550,500	Year End	1/4/2016
2015	102	FV	528,200	0	.		528,200	528,200	Year End Roll	12/11/2014
2014	102	FV	503,200	0	.		503,200	503,200	Year End Roll	12/16/2013
2013	102	FV	503,200	0	.		503,200	503,200		12/13/2012

PRINT

Date	Time
12/10/20	20:24:52

LAST REV

Date	Time
08/08/19	10:40:51
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5539

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GESTA STEPHANE	72996-195	1	7/26/2019		844,000	No	No		
GESTA STEPHANE,	60764-162		12/18/2012	Convenience	99	No	No		
SIMON JASON/JES	54490-79		4/1/2010		543,000	No	No		
GIGUERE PAUL	47573-270		8/5/2006		513,000	No	No		
ROBBINS STEVEN	38412-310		3/19/2003		455,000	No	No		
NORTH SHORE CON	29180-437		10/2/1998		298,484	No	No	Y	

USER DEFINED

Prior Id # 1:	200162
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7140																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1998	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.000000000
Name:	181 - 7141

DEPRECIATION

Phys Cond:	VG - Very Good	6.3	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	6.3	%

CALC SUMMARY

Basic $ / SQ:	245.00
Size Adj.:	0.78328609
Const Adj.:	0.99989998
Adj $ / SQ:	191.886
Other Features:	68500
Grade Factor:	1.21
NBHD Inf:	1.45000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	833237
Depreciation:	52494
Depreciated Total:	780743

COMMENTS

CONDO 1998,Building Number 1.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	3	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	2
Totals			
1	9	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	336.66
Special Features:	0	Val/Su Net:	368.60
Final Total:	780700	Val/Su SzAd	368.60

SKETCH

Undisplayed Areas:
GLA: 2118

8

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,118	191.890	406,414

Net Sketched Area:	2,118			Total:	406,414
Size Ad	2118	Gross Are	2118	FinArea	2118

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

063.A-0006-0002.E

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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IMAGE

AssessPro Patriot Properties, Inc